



Queens Drive, Huntingdon PE29 1UW

£325,000



- Extended Family Sized Accommodation
- Three Bedrooms And Three Reception Rooms
- Re-Fitted Wet Room
- Generous Kitchen/Dining Room
- Mature And Private Garden
- Versatile Outbuilding
- Convenient And Popular Town Centre Location
- No Chain Is Being Offered

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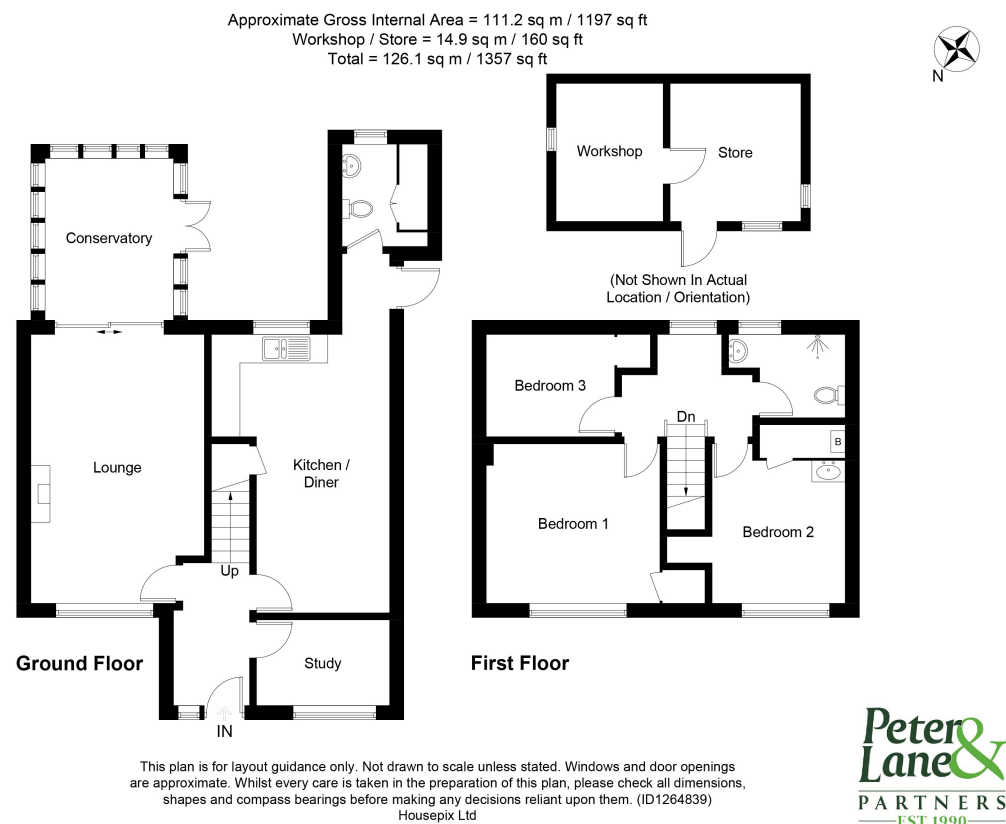
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UPVC Glazed Panel Door To

Reception Hall

10' 6" x 5' 9" (3.20m x 1.75m)

Stairs to first floor, single panel radiator, ceramic tiled flooring, recessed lighting.

Study

9' 5" x 5' 11" (2.87m x 1.80m)

Laminate flooring, double panel radiator, UPVC window to front aspect.

Kitchen/Breakfast Room

19' 0" x 9' 0" (5.79m x 2.74m)

A light double aspect room with UPVC windows to side and rear aspects, ceramic tiled flooring, fixed display shelving, single panel radiator, recessed lighting, understairs storage cupboard, fitted in a range of base and wall mounted units with work surfaces and re-tiled surrounds, integral wine rack, cooking range (available by separate negotiation) with suspended extractor over, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, drawer units, pan drawers, fridge freezer, vertical contemporary radiator.

Rear Entrance Hall

UPVC glazed door to side aspect.

Cloakroom/Utility Room

8' 0" x 5' 10" (2.44m x 1.78m)

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, double panel radiator, fitted cabinets with work surfaces and appliance spaces, ceramic tiled flooring.

Sitting Room

18' 4" x 11' 9" (5.59m x 3.58m)

A light double aspect room with UPVC window to front aspect and sliding double glazed patio doors to **Conservatory**, central grand carved fireplace with slate hearth, dado rail, coving to ceiling, TV point, telephone point, double panel radiator.

Conservatory

11' 10" x 9' 6" (3.61m x 2.90m)

Of brick based UPVC double glazed construction, ceramic tiled flooring, double panel radiator, French doors to garden terrace, wall light points.

First Floor Landing

UPVC window to rear aspect, access to insulated loft space, coving to ceiling.

Bedroom 1

12' 4" x 11' 3" (3.76m x 3.43m)

UPVC window to front aspect, single panel radiator, coving to ceiling, wardrobe with hanging and storage.

Bedroom 2

11' 2" x 8' 10" (3.40m x 2.69m)

Wardrobe recess with hanging and storage, vanity wash hand basin with cabinet storage and tiled surrounds, laminate flooring,, single panel radiator, UPVC window to front aspect, cupboard housing gas fired central heating boiler serving hot water system and radiators.

Bedroom 3

8' 11" x 7' 6" (2.72m x 2.29m)

Wardrobe with hanging and storage, laminate flooring, coving to ceiling, UPVC window to rear aspect.

Shower Room

8' 2" x 5' 9" (2.49m x 1.75m)

Re-fitted in a range of white sanitaryware comprising wall mounted wash hand basin, low level WC with concealed cistern, chrome heated towel rail, extensive ceramic tiling, non-slip vinyl floor covering, floor draining wet room independent shower unit, access to loft space, extractor.

Outside

There is an extensive driveway giving provision for three or more vehicles .The front garden is hard landscaped and laid to brick paving enclosed by mature hedging. There is a generous and private rear garden measuring approximately 69' 0" x 26' 0" (21.03m x 7.92m) with an extensive paved terrace, shaped lawn, outside tap, timber shed, greenhouse and gated access to the front. There is a **Detached Outbuilding** of block work construction incorporating two rooms measuring 11' 4" x 9' 7" (3.45m x 2.92m) with UPVC windows and UPVC door, power and lighting. An additional room measures 9' 6" x 5' 6" (2.90m x 1.68m) and the building offers a range of versatile uses. The garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C



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